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LOCAL AUTHORITY NOTICES • PLAASLIKE OWERHEIDS KENNISGEWINGS

LOCAL AUTHORITY NOTICE 69 OF 2018

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY STEVE TSHWETE LOCAL MUNICIPALITY (HERE-IN AFTER REFERRED TO AS THE APPLICANT/TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 4 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON THE REMAINING EXTENT OF PORTION 27 OF THE FARM MIDDELBURG TOWN AND TOWNLANDS 287 JS, HAS BEEN GRANTED.

1) CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP:

1.1) GENERAL

(1) The Local Municipality must be satisfied that:

- (1) any conditions of the title on the farm portion which may be detrimental to the erven and/or streets in the township will be cancelled.
- (2) a satisfactory geological report has been submitted and that precautionary conditions will be adhered to.
- (3) issues regarding environmental legislation have been addressed and Conditions of Environmental Authorisation will be adhered to.

(2) The applicant shall comply with the provisions of sections 109(3)(b) and 110(1) of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

2) CONDITIONS OF ESTABLISHMENT

2.1) Name

The name of the township shall be NEWTOWN.

2.2) Design

The township shall consist of erven and streets as indicated on the general plan No. 267/2015.

2.3) Conditions by the Department of Agriculture, Rural Development and Land Reform

Conditions set by the Department of Agriculture, Rural Development and Land Reform must be adhered to, to the satisfaction of the said Department and the Local Municipality.

2.4) Services

Appropriate internal and external services shall be installed to the satisfaction of the Steve Tshwete Local Municipality.

3) DISPOSAL OF EXISTING CONDITIONS OF TITLE

No existing conditions of title have any effect on the land to be developed and will not be passed on to the erven in the township.

4) CONDITIONS OF TITLE**4.1) The erven mentioned here-under shall be subject to the conditions as imposed by the Steve Tshwete Local Municipality in terms of the provisions of the Town-Planning and Townships Ordinance, 1986. (Act No. 15 of 1986)****Erven 1 – 1095**

- 4.1.1) a servitude 3 meters wide along the street boundary.
- 4.1.2) a servitude 2 meters wide along the rear (mid block) boundary.
- 4.1.3) a servitude along the side boundaries with an aggregate width of three meters and a minimum width of 1 meter, in favour of the Local Authority for sewage and other municipal purposes and in case of a panhandle erf an additional servitude for municipal purpose 1 meter wide across the access portion of the erf, if and when required by the Local Authority, provided that the Local Authority might relax or grant exemption of the required servitudes.
- 4.1.4) no building or other structure shall be erected within the aforesaid servitude area without the consent of the Local Authority.
- 4.1.5) no large rooted trees shall be planted within the area of such servitude or within 1 meter there-of.
- 4.1.6) the Local Authority shall be entitled to deposit temporarily on the land adjoining the afore-said servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewage mains and other works as it, in its discretion, may deem necessary and shall be further entitled to reasonable access to the said land for the afore-said purpose, removal of such sewerage mains and other works being made good by the Local authority.

5) CONDITIONS TO BE INCLUDED IN THE STEVE TSHWETE TOWN PLANNING SCHEME 2004, IN TERMS OF SECTION 125 (1) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986**5.1) Erven 1096 – 1105**

- 5.1.1) Use Zone: **“Public Open Space”**
- 5.1.2) Activities shall be limited to those normally associated with and ancillary to open spaces and agriculture.
- 5.1.3) No new buildings shall be constructed within the subject properties.

5.2) Erven 1, 151, 484, 594, 617

- 5.2.1) Use Zone: **“Institutional”**
- 5.2.2) Activities shall be limited to those normally associated with and ancillary to churches and other institutional uses.
- 5.2.3) No new buildings will be constructed except with the written approval of the Local Authority.
- 5.2.4) The property shall be maintained to the satisfaction of the Local Authority.

5.3) Erf 1094

- 5.3.1) Use Zone: **“Educational”**
- 5.3.2) Activities shall be constructed except with the written approval of the Local Authority.
- 5.3.3) Activities shall be limited to those normally associated with educational uses.
- 5.3.4) The property shall be maintained to the satisfaction of the Local Authority.

5.4) Erven 538, 548, 1095

- 5.4.1) Use Zone: **“Municipal”**
- 5.4.2) Activities shall be limited to those normally associated with and ancillary to municipal activities.
- 5.4.3) No building shall be constructed on the subject properties.

5.5) Erven 2-150, 152-483, 485-536, 552-593, 595-616, 618-924, 926-1093

- 5.5.1) Use Zone: **“Residential 1”**
- 5.5.2) Activities shall be limited single residential use and permissible uses on “Residential 1” use zone.
- 5.5.3) No new buildings shall be constructed except with the written approval of the Local Authority.
- 5.5.4) The property shall be maintained to the satisfaction of the Local Authority.

5.6) Erf 543-544, 549-551, 925

- 5.6.1) Use Zone: **“Business 2”**
- 5.6.2) Activities shall be limited to those permitted and permissible on “Business 2” use zone.
- 5.6.3) No new buildings shall be constructed except with the written approval of the Local Authority.
- 5.6.4) The property shall be maintained to the satisfaction of the Local Authority.

5.7) Erf 537, 539-542, 545-547

5.7.1) Use Zone: **“Industrial 1”**

5.7.2) Activities shall be limited to those permitted and permissible on “Industrial 1” use zone.

5.7.3) No new buildings shall be constructed except with the written approval of the Local Authority.

5.7.4) The property shall be maintained to the satisfaction of the Local Authority.

6) LAND USE MANAGEMENT SCHEME

The envisaged Land Use Management Scheme will supersede the Town Planning Scheme as soon as it is promulgated.

LOCAL AUTHORITY NOTICE 70 OF 2018

STATEMENT OF CONDITIONS UNDER WHICH THE APPLICATION MADE BY STEVE TSHWETE LOCAL MUNICIPALITY (HERE-IN AFTER REFERRED TO AS THE APPLICANT / TOWNSHIP OWNER) UNDER THE PROVISIONS OF CHAPTER 4 OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986 (ORDINANCE NO. 15 OF 1986) FOR PERMISSION TO ESTABLISH A TOWNSHIP ON PORTION 27 OF THE FARM VAALBANK NO. 177-IS, PROVINCE OF MPUMALANGA, HAS BEEN GRANTED.

1. CONDITIONS TO BE COMPLIED WITH PRIOR TO THE DECLARATION OF THE TOWNSHIP AS AN APPROVED TOWNSHIP:

1.1 GENERAL

(a) The applicant/agent shall satisfy the Local Municipality that:

- i. any conditions of title on the farm portion which may be detrimental to the erven and/or streets in the township have been cancelled.
- ii. a satisfactory geological report has been submitted.
- iii. issues regarding environmental legislation have been addressed

(b) The applicant shall comply with the provisions of sections 72(1), 75(1) and 101(1) of the Town-Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986).

2. CONDITIONS OF ESTABLISHMENT (CONDITIONS WHICH WILL BE APPLICABLE TO THE APPROVED TOWNSHIP IN TERMS OF SECTION 103 OF ORDINANCE NO. 15 OF 1986)

2.1 NAME

The name of the township shall be **KWAZAMOKUHLE EXTENSION 9**.

2.2 DESIGN

The township shall consist of erven and streets as indicated on the General Plan No.246/2017

2.3 CONDITIONS BY THE DEPARTMENT OF PUBLIC WORKS, ROADS & TRANSPORT

Conditions set by the Department of Public Works, Roads and Transport must be adhered to the satisfaction of the said Department and the Local Municipality.

2.4 SERVICES

Appropriate internal and external services shall be installed to the satisfaction of the Steve Tshwete Local Municipality

3. DISPOSAL OF EXISTING CONDITIONS OF TITLE

All erven shall be made subject to existing conditions and servitudes, if any, including the reservation of rights to minerals.

4. CONDITIONS OF TITLE

The erven mentioned here-under shall be subject to the conditions as imposed by the Steve Tshwete Local Municipality in terms of the provisions of the Town-Planning and Townships Ordinance, 1986.

4.1. Erven 5389- 5447, 5449, 5454, 5456-5495, 5497 -5522, 5531-5666, 5668-5679, 5681 – 5820, 5822- 5941, 5943 - 5978, 5980 – 6056, 6058 - 6107

- (a) a servitude 3 meters wide along the street boundary
- (b) a servitude 2 meters wide along the rear (mid-block) boundary
- (c) servitude along the side boundaries with an aggregate width of 3 meters and a minimum width of 1 meter, in favor of the Local Authority for sewage and other municipal purposes and, in case of a panhandle erf an additional servitude for municipal purpose 1 meter wide across the access portion of the erf, if and when required by the Local Authority, provided that the Local Authority might relax or grant exemption of the required servitudes.
- (d) no building or other structure shall be erected within the afore-said servitude area without the consent of the Local Authority
- (e) no large rooted trees shall be planted within the area of such servitude or within 1 meter there-of
- (f) the Local Authority shall be entitled to deposit temporarily on the land adjoining the afore-said servitude such material as may be excavated by it during the course of the construction, maintenance or removal of such sewage mains and other works as it, in its discretion, may deem necessary and shall be further entitled to reasonable access to the said land for the afore-said purpose, removal of such sewerage mains and other works being made good by the Local authority.

5. CONDITIONS TO BE INCLUDED IN THE STEVE TSHWETE TOWN PLANNING SCHEME 2004, IN TERMS OF SECTION 125 (1) OF THE TOWN-PLANNING AND TOWNSHIPS ORDINANCE, 1986.

5.1. Erven 6108, 6109,6110 and 6111

Use Zone: **Public Open Space**

- i. Activities shall be limited to these normally associated with and ancillary to open spaces
- ii. No buildings shall be constructed within the subject properties

5.2. Erven 5455, 5667,5680,5821,5979 and 6057

Use Zone: **Institutional**

- i. Activities shall be limited to those normally associated with and ancillary to churches and other community facilities
- ii. No buildings will be constructed except with the written approval of the Local Authority
- iii. The property shall be maintained to the satisfaction of the Local Authority

5.3. Erven 5448 and 5942

Use Zone: **Educational**

- i. Activities shall be limited to those normally associated with and ancillary to Educational purposes
- ii. No new buildings shall be constructed except with the written approval of the Local Authority
- iii. The property shall be maintained to the satisfaction of the Local Authority

5.4. Erven 5387 and 5496

Use Zone: **Municipal**

- i. Activities shall be limited to those normally associated with and ancillary to municipal activities
- ii. No building shall be constructed on the subject properties.

5.5. Erven 5389- 5447, 5449, 5454, 5456-5495, 5497 -5522, 5531-5666, 5668-5679, 5681 – 5820, 5822- 5941, 5943 - 5978, 5980 – 6056, 6058 - 6107

Use Zone: **Residential 1**

- i. Activities shall be limited to those normally associated with and ancillary to Residential 1 purposes
- ii. No new buildings shall be constructed except with the written approval of the Local Authority
- iii. The property shall be maintained to the satisfaction of the Local Authority

5.6 Erven 5386, 5538 and 5539

Use Zone: **Residential 3**

- i. Activities shall be limited to those normally associated with and ancillary to Residential 3 purposes
- ii. No new buildings shall be constructed except with the written approval of the Local Authority
- iii. The property shall be maintained to the satisfaction of the Local Authority

- iv. The density applicable to the subject properties shall not exceed 80 dwelling units per ha.

5.7 Erven 5386, 5388, 5523 and 5530

Use Zone: **Business 1**

- i. Activities shall be limited to those normally associated with and ancillary to Business 1 activities
- ii. No new buildings shall be constructed except with the written approval of the Local Authority
- iii. The property shall be maintained to the satisfaction of the Local Authority

5.8. Erven 5524 - 5529

Use Zone: **Industrial**

- i. Activities shall be limited to those normally associated with and ancillary to "Industrial 1" activities
- ii. Noxious activities shall not be allowed on the property
- iii. The property shall be maintained to the satisfaction of the Local Authority

6. LAND USE MANAGEMENT SCHEME

The envisaged Land Use Scheme shall supersede the Steve Tshwete Town Planning Scheme, 2004 as soon as it is promulgated.

LOCAL AUTHORITY NOTICE 71 OF 2018
STEVE TSHWETE AMENDMENT SCHEME 504
NOTICE OF APPROVAL

Notice is hereby given in terms of Section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986, as amended) that the Steve Tshwete Local Municipality, has approved the amendment of the Steve Tshwete Town Planning Scheme, 2004 by the rezoning of **Erf 1722 Township of Middelburg Extension 4** from “**Residential 1**” to “**Institutional**”.

Map 3 and the scheme clauses of the amendment scheme will lie open for inspection at all reasonable times at the office of the Director-General, Mpumalanga, Provincial Administration, Department of Agriculture, Rural Development and Land Administration, Mbombela, as well as at the Municipal Manager, Municipal Buildings, Wanderers Avenue, Middelburg.

This amendment is known as Steve Tshwete Amendment Scheme **504** and shall come into operation on the date of publication of this notice.

B Khenisa
Acting Municipal Manager

Municipal Offices
Wanderers Avenue
P.O. Box 14
MIDDELBURG
1050

DATE:

REF: 15/4/R

LOCAL AUTHORITY NOTICE 72 OF 2018

**STEVE TSHWETE AMENDMENT SCHEME 607
NOTICE OF APPROVAL**

Notice is hereby given in terms of Section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986, as amended) that the Steve Tshwete Local Municipality, has approved the amendment of the Steve Tshwete Town Planning Scheme, 2004 by the rezoning of **Portion 362 of the farm Middelburg Town and Townlands 287 JS** from “**Agricultural**” to “**Educational**”.

Map 3 and the scheme clauses of the amendment scheme will lie open for inspection at all reasonable times at the office of the Director-General, Mpumalanga, Provincial Administration, Department of Agriculture, Rural Development and Land Administration, Mbombela, as well as at the Municipal Manager, Municipal Buildings, Wanderers Avenue, Middelburg.

This amendment is known as Steve Tshwete Amendment Scheme **607** and shall come into operation on the date of publication of this notice.

B Khenisa
Acting Municipal Manager

Municipal Offices
Wanderers Avenue
P.O. Box 14
MIDDELBURG
1050

DATE:

REF: 15/4/R

LOCAL AUTHORITY NOTICE 73 OF 2018

**STEVE TSHWETE AMENDMENT SCHEME 639
NOTICE OF APPROVAL**

Notice is hereby given in terms of Section 57(1)(a) of the Town Planning and Townships Ordinance, 1986 (Ordinance 15 of 1986, as amended) that the Steve Tshwete Local Municipality, has approved the amendment of the Steve Tshwete Town Planning Scheme, 2004 by the rezoning of **Erf 13194 (previously the Remainder of Erf 927 and Portion 1 of Erf 927) Township of Middelburg Extension 1** from **“Residential 1”** to **“Residential 3”**.

Map 3 and the scheme clauses of the amendment scheme will lie open for inspection at all reasonable times at the office of the Director-General, Mpumalanga, Provincial Administration, Department of Agriculture, Rural Development and Land Administration, Mbombela, as well as at the Municipal Manager, Municipal Buildings, Wanderers Avenue, Middelburg.

This amendment is known as Steve Tshwete Amendment Scheme **639** and shall come into operation on the date of publication of this notice.

B Khenisa
Acting Municipal Manager

Municipal Offices
Wanderers Avenue
P.O. Box 14
MIDDELBURG
1050

DATE:

REF: 15/4/R

LOCAL AUTHORITY NOTICE 74 OF 2018

**STEVE TSHWETE AMENDMENT SCHEME 721
NOTICE OF APPROVAL**

Notice is hereby given in terms of Section 94(1) of the Steve Tshwete Spatial Planning and Land Use Management By-Law, 2016, that the Steve Tshwete Local Municipality, has approved the amendment of the Steve Tshwete Town Planning Scheme, 2004 by the rezoning of **Erf 13726 (previously the Remainder of Erf 277, Remainder of Erf 278, Portion 1 of Erf 278 and a portion of Erf 6396) Township of Middelburg as follows:**

- a) a **Portion of Erf 6396 Township of Middelburg** from “**Parking**” to “**Business 1**”;
- b) **Remainder of Erf 277 Township of Middelburg** from “**Business 4**” to “**Business 1**”;
- c) **Remainder of Erf 278 Township of Middelburg** from “**Business 1**” to “**Business 1**” with amended conditions; and
- d) **Portion 1 of Erf 278 Township of Middelburg** from “**Business 1**” to “**Business 1**” with amended conditions.

Map 3 and the scheme clauses of the amendment scheme will lie open for inspection at all reasonable times at the office of the Director-General, Mpumalanga, Provincial Administration, Department of Agriculture, Rural Development and Land Administration, Mbombela, as well as at the Municipal Manager, Municipal Buildings, Wanderers Avenue, Middelburg.

This amendment is known as Steve Tshwete Amendment Scheme **721** and shall come into operation on the date of publication of this notice.

B Khenisa
Acting Municipal Manager

Municipal Offices
Wanderers Avenue
P.O. Box 14
MIDDELBURG
1050

DATE:

REF: 15/4/R

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